

WHITE LODGE BOARD OF DIRECTORS MEETING
October 10th 2016

<http://www.whitelodgeowners.org/>

Anticipated Attendees: Bill Bathgate (President)
Bart Baeckelandt (Vice-President)
Matthew Kelley (Secretary)
Debbie Eggleston (Treasurer)
Thomas Black (Improvement and Maintenance Committee)
Terry Hahn (Clubhouse Services/Entertainment Committee)
Dick Williston (Boat Harbor, Lake and Canal Committee)
David Wanlass (Building and Beautification Committee)
Steve Sala (Security)
Nikol Anderson (Clubhouse Hostess)

Members absent – Dick Williston, Steve Sala

AGENDA

1. Call to Order 7:08 PM
2. Call to Membership (Discussion will be limited to two minutes per item)

Virgil Ramey – 3692 colonial – flooding in home. Had Bob Myer come out to evaluate the road grade. Bob recommended that WLO put in a catch basin with a culvert underneath to allow water to drain into the waterfront green zone. There is a catch basin by Jim Chapple's old house. A rough estimate is \$2000 to perform this necessary maintenance to keep the houses from flooding. Needs to be discussed and possibly put into the I&M budget for next year. Tom will add this to his To Do list.

Terry – I&M committee needs to review this and determine how to proceed. This has been an issue since Terry was on the I&M committee.

John Werner – He has this same issue at his home. He is planning to have a contractor install a drain to remove the water from his yard.

John W. - wanted info about renting the lodge. Nickol will be available to help him find dates.

John W. - please check email list to see if he is included.

Terry H. - wants meeting minutes more widely available. Matt will email approved reports to all members.

3. Review and Approval of Prior Meeting Minutes (September 12th)

Terry – minutes did not include the bonfire notice. Matt took a long time to get the distribution list to Terry.

Matt asked for approval of September meeting minutes. Bill second. Dick abstained.

4. Director Reports
President Report

WLO Presidents Report
October 7, 2016

I was able to meet with two neighbors in to our community this past month. I enjoyed talking to them.

In this interview with the neighbors I asked if there was any concerns. There were several concerns expressed.

1, Dogs running in the streets without a leash. This is not permitted. In general many dogs are very friendly and not likely seem as a risk to the owner, but to a person that does not own a dog themselves this can be frightening.

2. Dogs not leashed when within the homeowners front property. Some people have an electric fence which I have seen works very well. But a dog small or large bolting into the road at a

pedestrian is a frightful experience. This must stop, White Lodge rules require all dogs be leashed when walking or in the front yard.

3. General use of road easements is not permitted as long term parking spaces for vehicles, boats, trailers, building materials, and rubbish. Long term is in excess of 48 hours. There is a road easement from the center of the road that is approximately 25 feet. This means that the easement extends beyond the edge of the road by about 16 feet into your property. Many people have planted grass, trees, bushes etc. in these areas which is OK, but this area is subject being disturbed at some future point if road improvements are ever needed. If you have planted items it is the responsibility of the abutting homeowner to maintain these plantings regardless who planted them in the first place. We ask for compliance to these guidelines as we all want to be good neighbors, these rules are mandatory with possible consequences. I tell you this now so you can prepare now for 2017 with the update to our bylaws.

Sue and I closed on the sale of our home in Alabama. Now at least we have all our furniture in the same state. In the interim period of our major remodeling project we have rented a home in Howell. Since Paula and Jerry Janiga have told us we would not like living in a construction project, and we agree.

Hamburg Township police continue the patrolling in the neighborhood, the last patrol included 2 separate police cars both traveling our roads and stationary near our stop signs. Just as a reminder to everyone the speed limit is 15 MPH and all vehicles must come to a complete stop at each stop sign.

Some of us may not appreciate that the Lodge is in need for some repairs and maintenance. Our Lodge Director Terry is a builder and carpenter and it is good to have an experienced hand at this big job. I expect a report from Terry on some immediate recommendations for critical repairs and a longer term plan for improvements to keep any deterioration of the building and systems in check. This plan will be covered in our Semi Annual Meeting.

Sincerely yours,

William S Bathgate
President
White Lodge Owners, Inc.

Discussion -

Terry – what about driveway area that is in the easement? Also, asked that homeowners cut the grass across the road from their home if possible.

Vice President – no further

Secretary – none submitted

Treasurer – attached to email

Approval of Non-Recurring Expenses exceeding \$50 – attached to email

Deb made motion to approve non-recurring checks, Dick seconded. Passed

Synchrony bank authorized signer cards. Matt needs to sign. Bill and Deb already signed.

There is a resolution that the board has to approve. Deb read the resolution – Bill wants to contact the bank to clarify the agreement. We will change authorized signers but hold off on signing.

Improvement and Maintenance Committee – report submitted -

Clubhouse Services/Entertainment Committee –

Clubhouse Hostess – No reservations this month. Next years reservations have been coming in.
Working with Terry on when/how maintenance will happen.

Boat Harbor, Lake and Canal Committee – report submitted.

Terry – mentioned that members are willing to help pour a new boat ramp. Terry estimates it will cost less than \$4000.

Deb – Mike Mulvihill is a cement contractor and a resident.

Building and Beautification Committee – verbal report - Telephone call from Dave Patton – he intends to enclose the rear patio and replace his existing shed with a larger shed.

Security Committee – Bill contacted Steve and will follow up.

Thom moved to accept directors reports, Bart seconds. All approved.

5. Correspondence

6. Unfinished Business

Golf cart regulations – Dick proposed to present the golf cart regulations.

Membership participation – carry over to semi-annual meeting. Deb is going to come up with something for semi-annual meeting.

7. New Business – director reports by end of this week.

Discussion regarding the lots that were obtained on back taxes. Bill is getting quotes on market value for the unsold lots. (\$50,000). Will present at semi-annual

Thom attempted to contact the previous road contractor for quotes. The contractor is out of business.

8. Setting of Next Meeting – Monday, November 7th at 7:00 pm

9. Adjournment – motion by Thom, seconded by Deb. Approved at 9:25pm